



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL Historic District

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

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July Agenda

Thursday, July 2, 2015; 7:00 p.m.

The July meeting of the Historic Preservation Commission will be held at 3430 Court House Drive, Ellicott City, MD 21043. All cases are public meetings unless otherwise indicated. All inquiries should be made to: 410-313-2350. Requests for accommodations need to be made three working days in advance of the meeting. Materials are available in alternative formats upon request.

PLANS FOR APPROVAL

1. 14-31c – 8358 Main Street, Ellicott City
2. 15-21 – 3713 Old Columbia Pike, Ellicott City (continued)
3. 15-38 – 8550 Fair Street, Savage
4. 15-39 – 3820 Old Columbia Pike, Ellicott City, HO-302

14-31c – 8358 Main Street, Ellicott City

Final tax credit approval.

Applicant: Kathleen Taylor

Background & Scope of Work: On June 5, 2014 the Applicant was pre-approved to replace the side porch roof, flashing and caulking. The Applicant has submitted documentation that \$2,460.00 was spent on repairs and seeks \$615.00 in final tax credits.

Staff Comments: There is a charge for \$195.00 for the repair of downspouts and cleaning of gutters that was not part of the original proposal. If the Commission determines this work does not fall under the work pre-approved as mentioned above, Staff recommends an adjusted amount of \$566.25 (\$2,265.00 in eligible work) for tax credit pre-approval.

Staff Recommendation: Staff recommends Approval of the adjusted amount of \$566.25 in final tax credits.

15-21 – 3713 Old Columbia Pike, Ellicott City (continued)

Exterior repairs and alterations.

Applicant: Megan Reuwer

Background & Scope of Work: This application came before the Commission in April and was continued in order to receive additional information, as requested by the Commission. The exact date of construction of this building is unknown, but it shows up on the 1959 Sanborn maps. The building is

concrete block construction and Staff does not find it to be of historic or architectural value to the district. Section 16.607 of the County Code states, "It is the intent of this subtitle (Standards for Review), that the Commission be strict in its judgment of plans for contributing structures. It is also the intent of this subtitle that the Commission shall be lenient in its judgment of plans for structures of little historic value or plans for new construction, except where such plans would seriously impair the historic or architectural value of surrounding structures or the surrounding area. It is not the intent of this subtitle to limit new construction, alteration or repairs to the architectural style of any one period." Staff finds that the proposed renovations will not impair the historic or architectural value of the structure or surrounding area.

The Applicant has submitted new, detailed drawings as requested by the Commission, but the proposal is basically the same as the original:

1. Cover the exterior of the building in DryVit stucco material, in the color Midnight Blue.
2. Add a brick patio for exterior dining in front of the building (where the current parking pad is located). The brick patio will match the brick sidewalk.
3. Install black metal railing around exterior dining area.
4. Add standing seam metal porch roof in the color silver smith. Wood supports for the standing seam porch roofline will be treated wood, stained in a chestnut color. The porch ceiling will be a finished beadboard style ceiling.
5. Install decorative trim around large picture window, color to be Sherwin William Divine White.
6. Open up previously closed in windows, as shown in the color rendering provided with the application. Install new window glass in these areas.
7. Enlarge the closed window on the front façade to the right of the entrance doors, to match the size of other existing window on the left façade. The windows on the side of the building facing the alley will be opened back up again.
8. Add parapet wall coping in the color Regal Blue.
9. Extend front parapet wall 4 feet in height.
10. Replace the double metal entrance doors with new double metal and glass door. The trim and trim color will match the windows.
11. Add a new rooftop dining area, with exterior access bumpout. The bumpout will have a standing seam metal roof to match the front porch roof color. DryVit stucco will be applied on the enclosure, and painted Midnight Blue to match the rest of the building. Install safety railing around dining area on rooftop deck, to match the sidewalk patio railing. The door will be a full lite metal and glass door.
12. Paint the exit door on the back of the building Nomadic Dessert.
13. A black metal egress staircase will be located on the right side (alley side) of the building.
14. The gutters will be black half round aluminum gutters and aluminum downspouts to match the fencing and blend in with the building.

Staff Comments: Staff finds the design complies with the Guidelines, as stated in the April staff report. The front parapet wall will be extended, which will allow for the awning to be constructed.

Chapter 6.C recommends, "Maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible" and recommends against "replacing or covering original masonry construction." However, Staff does not find that the building is historically significant and finds that covering the concrete block with DryVit stucco will improve the aesthetic of the building.

The black metal railing complies with Chapter 9.D recommendations, “install open fencing generally not more than five feet high, of wood or dark metal.” The new porch roof complies with Chapter 7.B recommendations, “design new porches and decks to be simple, compatible in design with the existing building, and in scale with the existing building in size and roof height.”

The new paint colors comply with Chapter 6.N recommendations, “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general, use calm or subdued colors, reserving bright colors for small, important details such as doors or trim.” There are several buildings along Main Street that were recently painted various shades of blue; the proposed color will not stand out, but will coordinate with the other buildings.

Staff Recommendation: Staff recommends Approval as submitted.

15-38 – 8550 Fair Street, Savage

Architectural compatibility review for R-H-ED requirement.

Applicant: Peter Stone, Pennoni Associates

Background & Scope of Work: This project is before the Commission because it falls under the new R-H-ED zoning, which requires that the design of the new structures be determined by the Historic Preservation Commission to be compatible with the historic character of the area. The site will consist of 77.74 acres located on and adjacent to the parking lot for Savage Mill. There are no existing structures on site, but the Applicant proposes a 35 lot subdivision on 6 acres. The proposed structures will include single family detached housing, townhouses and duplex units. The site layout will include a system of alleys and private streets to allow some rear loaded units to be constructed.

The single family and duplex houses will be constructed along the Washington Street extension. The townhouses will be located behind the duplexes. The new development will not be located directly adjacent to the existing housing, the parking lot and park will provide a buffer.

Staff Comments: Savage has a mix of housing types. Those found closest to the site location for the Settlement at Savage Mill are more modest, bungalow style buildings, although there are some elaborate structures located close by, such as the Mansion House (HO-218) and the Holte-Grafton House (Manager’s House, HO-220), which have elements of the Greek Revival and Second Empire style respectively. The front loading garages on the proposed single family houses and front loading duplexes are not commonly seen in the area, but many of the existing homes have driveways and cars in the front of the houses. The front loading duplexes are also located farthest away from the existing historic housing. The scale of the new construction will be larger than most buildings found in Savage. But overall the proposed buildings appear compatible with the various style of architecture found in Savage.

Staff Recommendation: Staff finds the proposed buildings are architecturally compatible with the historic buildings found in Savage.

15-39 – 3820 Old Columbia Pike, Ellicott City, HO-302

New construction addition

Applicant: Craig Stewart

Background & Scope of Work: This property is located in the Ellicott City Historic District and is also listed on the Howard County Historic Sites Inventory as HO-302. According to MDAT, the historic house was built in 1899 and is approximately 851 square feet. This property is listed on the Historic Sites Inventory as HO-302, the Charles Ringley House #1. According to the survey sheet, which dates to 1982, the structure may be log construction that has been covered with siding. However, this information is unconfirmed and can only be determined by opening up walls inside the house.

The Applicant proposes to add a 1,938 square foot, 1½ story addition to the existing residence. The existing shed will be removed and new one constructed in the same location. The front porch railing will also be replaced.

New Addition

The addition will be constructed on the rear of the house, and sit parallel to Old Columbia Pike. The addition will consist of the following materials:

1. Siding – HardiePlank Cedar mill siding in the color Artic White and stone veneer
2. Windows – Pella Aluminum clad wood, varying types.
3. Roof – fiberglass shingles in the color weathered wood.
4. Doors – White paneled wood.
5. Lighting – Bronze wall mounted at doors.
6. Landscaping – New junipers and annuals will be planted at the front of the addition. Existing grades and other landscaping to remain.
7. Deck – trex with vinyl railing.
8. Foundation – cement parging.

Existing Historic House

9. Front porch – Remove existing metal railing and replace with a white pvc railing to match the deck.
10. Replace existing vinyl siding with HardiePlank siding.
11. Replace existing windows with 6:1 Pella simulated divided lite.

Shed

12. Remove existing shed and rebuild a new 8 foot by 12 foot shed with stained wood siding. The roof will be fiberglass shingles to match the house.

Staff Comments: The application generally complies with Chapter 7 recommendations for new construction. This property presents a unique situation. The original historic building is quite small and, in comparison, the lot is relatively large (.68 acres). The historic house is located at the far western edge of the property. Chapter 7.A (page 51) of the Guidelines recommends that “additions should be subordinate to historic buildings and not compete with or obscure the existing structure.” The addition will be placed to the rear and side of the existing historic house. The addition also complies with Chapter 7.A recommendations, “design additions so that the form and integrity of the historic structure would be unimpaired if the addition were to be removed in the future.” The proposed addition will be attached to an addition, so the historic structure will not be disturbed.

The windows on the existing house will be replaced to match those on the new addition. The windows are most likely not original to the existing house, which has been altered over time. The windows would then comply with Chapter 7.A (page 52) recommendations, "Design windows to be similar in size, proportion and arrangement to the existing windows."

The proposed doors appear to be 12 lites over one panel and the application says they will be white wood. The doors comply with Chapter 7.A recommendations, "use doors and simple entrance designs that are compatible with those on the existing building or similar buildings nearby." The proposed doors are compatible with the existing building.

Chapter 7.B (page 54) states, "decks should not be added to a historic building's primary façade or a façade highly visible from a public way." The proposed deck will not be added to the historic building's primary façade, as it will be attached to the addition. However, the proposed location is on the side of the addition, which will be visible from Old Columbia Pike. However, as mentioned previously, the location of the house on the existing lot limits the placement of the addition. This location for the deck utilizes the large lot.

Chapter 7.A (page 53) recommends, "on any building, use exterior materials and colors similar to or compatible with the texture and color of those on the existing building." The proposed siding, windows, doors and roof comply with this recommendation and can be found on the existing building.

Staff has requested the following supplementary information:

- 1) Photos or spec sheet of all proposed doors.
- 2) Photos of spec sheet of all styles of proposed windows.
- 4) A more detailed photo of the proposed railing
- 5) A clear, close up photograph of the stone on the existing house.

Staff Recommendation: Staff recommends Approval as submitted, pending receipt of the additional information requested.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

Beth Burgess
Executive Secretary

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